



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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Memorandum

To: Planning Commission
From: James Campbell, Principal Planner
Date: July 3, 2012
Re: Marina Park Project CLUP Amendment (PA2012-079)

Staff has consulted with Coastal Commission staff regarding the proposed amendment and they have advised more specific policy language. They are concerned that overly general language could be used to support a different and potentially more impactful design should the City choose to redesign the proposed project despite the fact that the City has no intention of modifying the current approved design. They advised more specific language indicating the use and purpose of the architectural feature. To address these concerns, staff proposes the following policy amendment in-lieu of the language in the staff report.

4.4.2-1. Maintain the 35-foot height limitation in the Shoreline Height Limitation Zone, as graphically depicted on Map 4-3, except for the following site.

Marina Park located at 1600 W. Balboa Boulevard: A single, up to 71-foot tall architectural tower that does not include floor area but could house screened communications or emergency equipment. The additional height would create an iconic landmark for the public to identify the site from land and water and a visual focal point to enhance public views from surrounding vantages.

Staff believes the language addresses Coastal staff's concerns while allowing flexibility to allow screened emergency or communications equipment should the City choose to include it in the future.